



To enrich lives through effective and caring service



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

February 5, 2009

TO: Small Craft Harbor Commission
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Director
SUBJECT: **SMALL CRAFT HARBOR COMMISSION AGENDA FOR
FEBRUARY 11, 2009**

Enclosed is the February 11, 2009 meeting agenda, together with the minutes from your meeting of December 10, 2008. Also enclosed are reports related to Agenda Items 3a, 3b, 5a, 5b and 6a.

Please feel free to call me at (310) 305-9522 if you have any questions or need additional information.

SHK:ks
Enclosures



"To enrich lives through effective and caring service"



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

**SMALL CRAFT HARBOR COMMISSION
AGENDA
FEBRUARY 11, 2009
9:30 A.M.**

**BURTON W. CHACE PARK COMMUNITY ROOM
13650 MINDANAO WAY
MARINA DEL REY, CA 90292**

1. Call to Order and Pledge of Allegiance
2. Approval of Minutes: Meeting of December 10, 2008
3. **REGULAR REPORTS**
 - a. Marina Sheriff (DISCUSS REPORTS)
 - Crime Statistics
 - Enforcement of Seaworthy & Liveaboard Sections of the Harbor Ordinance with Liveaboard Permit Percentages
 - b. Marina del Rey and Beach Special Events (DISCUSS REPORT)
 - c. Marina del Rey Convention and Visitors Bureau (PRESENTATION BY BEVERLY MOORE, EXECUTIVE DIRECTOR OF MDR CVB)
4. **OLD BUSINESS**

There is no Old Business
5. **NEW BUSINESS**
 - a. Recreational Boating Slip Mix (PUBLIC REQUESTED ITEM)
 - b. ADA Dock Compliance in the Marina (PUBLIC REQUESTED ITEM)

6. **STAFF REPORTS**

(DISCUSS REPORT)

- Ongoing Activities
- Board Actions on Items Relating to Marina del Rey
- Regional Planning Commission's Calendar
- Dredging Update
- Venice Pumping Plant Dual Force Main Project Update
- Redevelopment Project Status Report
- Unlawful Detainer Actions
- Design Control Board Minutes

7. **COMMUNICATION FROM THE PUBLIC**

8. **ADJOURNMENT**

PLEASE NOTE

1. The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles Code (Ord. 93-0031 ~ 2 (part), 1993, relating to lobbyists. Any person who seeks support or endorsement from the Small Craft Harbor Commission on any official action must certify that he/she is familiar with the requirements of this ordinance. A copy of the ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.
2. The agenda will be posted on the internet and displayed at the following locations at least 72 Hours preceding the meeting date:

Department of Beaches and Harbors Website Address: <http://marinadelrey.lacounty.gov>

Department of Beaches and Harbors
Center
Administration Building
13837 Fiji Way
Marina del Rey, CA 90292

MdR Visitors & Information

4701 Admiralty Way
Marina del Rey, CA 90292

Burton Chace Park Community Room
Library
13650 Mindanao Way
Marina del Rey, CA 90292

Lloyd Taber-Marina del Rey

4533 Admiralty Way
Marina del Rey, CA 90292

3. The entire agenda package and any meeting related writings or documents provided to a Majority of the Commissioners (Board members) after distribution of the agenda package, unless exempt from disclosure Pursuant to California Law, are available at the Department of Beaches and Harbors and at <http://marinadelrey.lacounty.gov>

Si necesita asistencia para interpretar esta informacion llame al (310) 305-9586.

ADA ACCOMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (310) 305-9590 (Voice) or (310) 821-1734 (TDD).

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SMALL CRAFT HARBOR COMMISSION
MINUTES
December 10, 2008

Commissioners Present – Russ Lesser, Chairman; Vanessa Delgado, MPA, Vice-Chairman; Albert Landini, Ed.D.; Albert DeBlanc, Jr. Esq.

Department of Beaches and Harbors – Santos Kreimann, Acting Director; Paul Wong, Asset Management Division Chief

County Staff – Thomas Faughnan, Principal Deputy County Counsel; Sergeant Gonzales and Sergeant Carriles, Sheriff's Department

CALL TO ORDER AND PLEDGE OF ALLEGIANCE – Chairman Lesser called the meeting to order at 9:35 a.m. The Commissioners, staff and members of the public stood and recited the Pledge of Allegiance.

APPROVAL OF MINUTES – Chairman Lesser motioned to approve the revised minutes from August 13, 2008, Vice-Chairman Delgado seconded. The motion was unanimously approved.

Chairman Lesser asked for a motion to approve the minutes from October 8, 2008, Commissioner DeBlanc moved and Commissioner Delgado seconded. The motion was unanimously approved.

Chairman Lesser asked for a motion to approve the minutes from November 12, 2008, Commissioner Landini moved and Chairman Lesser seconded. The motion was unanimously approved.

Chairman Lesser opened the floor to public comments. There were no public comments.

Item 3a: Sergeant Carriles stated there were no significant changes to the liveaboard report and the stats have decreased with the total number of expired permits. Sergeant Gonzales reported that the overall number of crimes reported decreased. He also submitted a crime comparison report for November 2007 to November 2008.

Item 3b: Santos Kreimann reported on the 46th Annual Holiday Boat Parade, New Year's Eve Fireworks Spectacular, Fisherman's Village, the Weekend Concerts and the Beach Events.

Chairman Lesser said Manhattan Beach will have a fireworks show on Sunday, December 14, 2008.

Item 3c: Chairman Lesser said this item will be on agenda as a quarterly meeting only.

Item 4a: Venice Pumping Plant Dual Force Main Project: Santos Kreimann said the City of Los Angeles Public Works Commission conducted a public hearing on November 19, 2008 with regards to certification of the project EIR and continued the item to December 3, 2008. On December 3, 2008, the Committee recommended to City Council that the EIR be approved, which is scheduled for December 17, 2008. He said the City and County representatives will meet and discuss issues surrounding the project. The Board of Supervisors has given Beaches and Harbors direction to oppose the project's Via Marina alignment.

John Rizzo said that home-owners property line may be reduced, expressed his concern regarding the pipeline and that he opposed it. He said the beach is under utilized and that this is the ideal opportunity to install a pedestrian trail, wall, bicycle lane, parking lot and picnic area.

Chairman Lesser asked if the state or city owns the beach.

Thomas Faughnan said either the city owns it or state owns the beach and has leased it to the city but the County operates it. It is operated by the County through an agreement with the City of Los Angeles either as a direct owner or as the operator pursuant to an agreement with the state.

Chairman Lesser said he was in agreement with Mr. Rizzo that this was a great idea to improve beach access and asked that Santos Kreimann look into this.

Santos Kreimann said he will check with Public Works to see if they have a plan already in place.

John Nahhas said he agreed with Chairman Lesser. He said there should be an extension of the promenade in the marina and extended to the beach. Access needs to be available which would bring more of the public to the marina. He said the public was just aware of this Venice sewer line project and that this has been around since 2001 and yet the County has done nothing. He suggested a letter should be written.

Chairman Lesser said there has been hearings and that a letter has been written by the Board of Supervisors to the City objecting to this project.

Thomas Faughnan stated that the County has responded to the notice of preparation, sent a letter of opposition, submitted comments opposing the project and has sent another letter to the City directed by the Board of Supervisor opposing the project.

Mr. Tim Riley said he strongly opposes the Via Marina alignment and thanked the County and Supervisor Knabe for expressing their opposition and appearing at the City. He said he has appeared at both City Council meetings and that David Levine suggested that the City be given 60 days to consider discussing this with the County staff and a fourth alignment going down Ballona Lagoon. He said none of these suggestions were well received because the Council Committee unanimously moved it forward. They seem to disregard the beach alternative that many members of the community supported and dismiss any other alignments without taking them into consideration.

Chairman Lesser said to keep this on Old Business on a monthly basis for updates. He also announced that Item 5b: Approval to Amendment 1 to Lease Agreement No. 75629 – Parcel 1s (Del Rey Fuel Dock) – Marina del Rey was taken off the agenda for this meeting.

Item 5a: Marina City Club: Paul Wong said this is an option to extend by four years the outside completion date to replace the docks. The lessee originally agreed to replace the dock by December 31, 2008, but with this amendment they would be given an extension to complete dock replacement by December 31, 2012. In exchange lessee has agreed to pay the County extension fee of \$110,000 per year to compensate the County for the projected revenue loss due to the delay in the construction of the new docks. The Amendment also updates the insurance section of the lease to current County Risk Management requirements. Additionally, the amendment reduces the cost basis to reflect the lessee's actual purchase price plus the cost of capital improvements, making it easier for the County to participate in the leasehold's gain. The Lease as executed in October 1987 set a minimum threshold of \$103,050,703 as the cost basis for the leasehold, including the unsold inventory of condominiums at that time. Because of the high cost basis it is difficult for the County to participate in revenue sharing when the MCC leasehold is sold or refinanced because the County can only participate in the gain from the transaction if there is a profit above and beyond the cost basis. He said the renegotiation also provided the County with the ability to require MCC to provide a pump out station and a slip for water taxi should the Coastal Commission require so. Should the lessee fail to secure all the required permits for dock replacement by June 30, 2010 they will be required to pay the County \$250,000. If the lessee should be unable to complete the dock by December 31, 2012, lessee will be required to pay \$100 per month for each slip that has not been completed and until all slips are completed.

Santos Kreimann added that the direction of the department is toward making sure that in future projects there will be certain milestones that the developer must meet and if they don't, there would be payments required from them.

Commissioner Landini asked if the slips were out of commission.

Paul Wong answered that the slips are in commission.

Santos Kreimann said the lessee underestimated the amount of the landside work and was focused its effort on those improvements. They have also submitted a number of dock plans which he rejected and they had to redesign the dock plans. It will be reviewed again for approval.

Mr. John Nahhas said he would like to discuss temporary docks since boaters are leaving at a 35% rate. He said the main channel has 865 feet across, which is four times the size of Dana Point and can hold so many more boat slips. Does not think it's fair to displace the boaters who have been in the marina for many years. He asked about the ADA Compliance and said they are 567% over compliance with DBW (Department Boating and Waterway) standards. He said the Marina currently has 289 ADA-compliant slips and only needs 42.

Santos Kreimann said the plan has not been developed and could not answer, but it will be ADA compliant and comply with DBW Standards. He said a harbor engineer was selected to assist with compiling slip mix and boating trends. This information will be submitted to the Commission in a workshop format in March 2009. He said the Department is concerned with displacement of boaters and parking.

Chairman Lesser asked for a motion to approve the Amendment. Commissioner Delgado moved and Commission DeBlanc seconded. The motion was unanimously approved.

Item 6: Santos Kreimann said on November 12, 2008, the Board of Supervisors approved the amendment for Parcel 140 to extend the outside completion date for the Admiralty Apartments. It plans to open in January. The developer was required to pay the County increased minimum rent from \$5,632.69 to \$33,936 per month.

On November 18, 2008, the Board unanimously approved a motion to rename Admiralty Park to "Yvonne B. Burke." The Board approved the revised Marina del Rey Affordable Housing Policy. The Board approved a motion to oppose the Via Marina alignments for the Venice Dual Main Project. The Board authorized the Department of Public Works to sign a funding agreement to obtain and repay a \$3.78 million loan for the Marina del Rey Waterline Replacement project.

He said there were no items on the Regional Planning Commission Calendar. He stated that the Dredging Project would start next week. He said Public Works finalized a concept plan for Oxford Retention Flood Basin and presented a preliminary plan for green space along Washington Blvd and has made some recommendations to it. The concept plan will be ready for the Commission in approximately three months. Public Works is working with the Santa Monica Bay Restoration Commission for funding.

Paul Wong said the Security Enhancement Recommendations list submitted by John Rizzo was reviewed. It includes organizing a crime watch program and common sense recommendations, many of which are already routinely required when redevelopment projects are submitted for review. A letter was sent to all Marina del Rey Apartment Lessees asking them to review the letter and consider working with the Sheriff's Department to set up neighborhood watch meetings.

Chairman Lesser asked for a follow up response in two months with this recommendation.

John Nahhas said he supports the name change from Admiralty Park to Yvonne B. Burke. He said that at each meeting there needs to be someone to speak on behalf of the public on what is happening in the

Marina. He added that going forward with a displacement plan is needed and that the docks are dilapidated and not having a comprehensive plan is irresponsible planning. Nahhas concluded that having a discussion on slip mix is great, but knowing that Holiday Harbor and other projects are already in the pipeline and having a discussion afterwards shows a concern.

John Rizzo commented about changes that may be brought forth by the new County Supervisor. He said the Attorney General or Federal Government would have to come to the Marina and make drastic changes.

William Vreszk commented on the boat that was washed up on shore. He read a letter he wrote to the Coastal Commission, but had not been mailed and will submit to the Commission later.

Commissioner Lesser asked about a workshop and power point of development status.

Santos Kreimann said the department is in the process of updating a power point presentation by February or March and that a new Commissioner may be appointed by the New Year. He said there may be an evening meeting in March 2009 to discuss the Flood Control Basin.

Adjournment - Chairman Lesser adjourned the meeting at 10:45 a.m.

Respectfully Submitted By: Commission Secretary

*Copies of taped meetings can be purchased immediately after all meetings with Commission Secretary.

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART I CRIMES- DECEMBER 2008

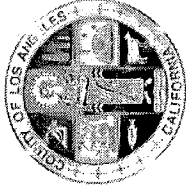


Part I Crimes	MARINA AREA	EAST END
	(RD'S 2760-2763)	(RD'S 2764-2768)
Homicide	0	0
Rape	1	0
Robbery: Weapon	0	3
Robbery: Strong-Arm	0	2
Aggravated Assault	2	5
Burglary: Residence	1	24
Burglary: Other Structure	4	5
Grand Theft	10	11
Grand Theft Auto	5	8
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	6	11
Boat Burglary	0	0
Petty Theft	5	4
Total	34	73

Note- The above numbers may change due to late reports and adjustments to previously reported crimes.

Source- LARCIS, **Date Prepared** –JANUARY 5, 2009
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
MARINA DEL REY STATION
PART I CRIMES- DECEMBER 2008



	West Marina 2760	East Marina 2761	Lost R.D. 2762	Marina Water 2763	Upper Ladera 2764	County Area 2765	Lower Ladera 2766	Windson Hills 2767	View Park 2768	TOTALS
Homicide										0
Rape	1									1
Robbery: Weapon								1	2	3
Robbery: Strong-Arm							1		1	2
Aggravated Assault	1			1			1	2	2	7
Burglary: Residence	1				2		3	8	11	25
Burglary: Other Structure	2	1		1			2	2	1	9
Grand Theft	6	3		1	1		3	5	2	21
Grand Theft Auto	4	1			1	1	3	1	2	13
Arson										0
Boat Theft										0
Vehicle Burglary	5	1			1	1	3	5	1	17
Boat Burglary										0
Petty Theft	4	1			1			2	1	9
REPORTING DISTRICTS TOTALS	24	7	0	3	6	2	16	26	23	107

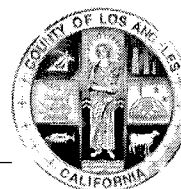
Note- The above numbers may change due to late reports and adjustments to previously reported crimes.

Source- LARCIS, Date Prepared January 5, 2009
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART I CRIMES- JANUARY 2009

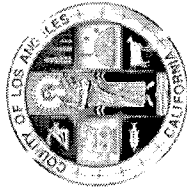
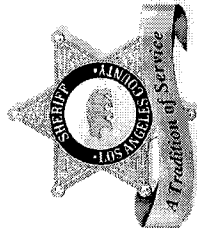


	MARINA AREA (RD'S 2760- 2763)	EAST END (RD'S 2764- 2768)
Part I Crimes		
Homicide	0	0
Rape	0	0
Robbery: Weapon	0	3
Robbery: Strong-Arm	0	3
Aggravated Assault	0	4
Burglary: Residence	3	20
Burglary: Other Structure	2	4
Grand Theft	10	4
Grand Theft Auto	3	1
Arson	1	0
Boat Theft	0	0
Vehicle Burglary	5	2
Boat Burglary	1	0
Petty Theft	5	6
Total	30	47

Note- The above numbers may change due to late reports and adjustments to previously reported crimes.

Source- LARCIS, **Date Prepared –** FEBRUARY 2, 2009
CRIME INFORMATION REPORT - OPTION B

**LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
MARINA DEL REY STATION
PART I CRIMES- JANUARY 2009**



	West Marina 2760	East Marina 2761	Lost R.D. 2762	Marina Water 2763	Upper Ladera 2764	County Area 2765	Lower Ladera 2766	Windsor Hills 2767	View Park 2768	TOTALS
Homicide										0
Rape										0
Robbery: Weapon								2	1	3
Robbery: Strong-Arm							3			3
Aggravated Assault						1	1		2	4
Burglary: Residence	2		1		1	1	3	5	10	23
Burglary: Other Structure	1	1					3	1		6
Grand Theft	9	1					2	1	1	14
Grand Theft Auto	2	1							1	4
Arson	1									1
Boat Theft										0
Vehicle Burglary	3	2					1	1		7
Boat Burglary				1						1
Petty Theft	2	3			1	1	2	1	1	
REPORTING DISTRICTS TOTALS	20	8	1	1	2	3	15	11	16	77

Note- The above numbers may change due to late reports and adjustments to previously reported crimes.

Source- LARCIS, Date Prepared February 2, 2009
CRIME INFORMATION REPORT - OPTION B



MARINA DEL REY HARBOR LIVEABOARD COMPLIANCE REPORT 2008



Liveaboard Permits Issued

	November	December
New permits Issued:	23	4
Renewal Issued:	11	20
<hr/>		
Total:	34	24
Notices to Comply Issued:	31	12

Totals:	November	December
<hr/>		
Liveaboard:	366	364
Current Permits:	267	273
Expired Permits:	42	37
No Permits:	57	54

Total reported vessels in Marina del Rey Harbor: 4690

Percentage of vessels that are registered liveaboards 7.76%



MARINA DEL REY HARBOR LIVEABOARD COMPLIANCE REPORT

2009



Liveaboard Permits Issued

	December	January
New permits Issued:	4	6
Renewal Issued:	20	7
<hr/>		
Total:	24	13
Notices to Comply Issued:	12	5

Totals:	December	January
<hr/>		
Liveaboard:	364	364
Current Permits:	273	274
Expired Permits:	37	36
No Permits:	54	54

Total reported vessels in Marina del Rey Harbor: 4690

Percentage of vessels that are registered liveaboards 7.76%



"To enrich lives through effective and caring service"



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

February 5, 2009

TO: Small Craft Harbor Commission
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Director
SUBJECT: **AGENDA ITEM 3b - MARINA DEL REY & BEACH SPECIAL EVENTS**

MARINA DEL REY EVENTS

FISHERMAN'S VILLAGE WEEKEND CONCERTS

Sponsored by Pacific Ocean Management, LLC
All concerts are from 1:00 p.m. – 4:00 p.m.

Saturday, February 7

The Richard Davis Quintet, playing Standards & Jazz

Sunday, February 8

Floyd & The Fly Boys, playing Soul Review

Saturday, February 14

Geoffery Tozer & His Swank Pharaohs, playing Swank Jazz

Sunday, February 15

Malachi Nathan & The Elements, playing Funky Jazzy Blues

Saturday, February 21

Eric Estrand, playing Swing, Jump, Jazz & Boogie

Sunday, February 22

The Kid & Nic Show, playing American Pop

Saturday, February 28

The Greg Wright Blues Band, playing Rockin Blues

Sunday, March 1
Susie Hansen Latin Band, playing Hot Latin Jazz

For more information call: Pacific Ocean Management at (310) 822-6866

HOUSEHOLD HAZARDOUS WASTE AND E-WASTE ROUNDUP

Saturday, February 28, 2009
9:00 a.m. – 3:00 p.m. (approximately)
Dock 52 Parking Lot – 13483 Fiji Way

The County of Los Angeles Department of Public Works and the Sanitation District, in conjunction with the County of Los Angeles Department of Beaches and Harbors, are sponsoring the annual Household Hazardous Waste and E-Waste Roundup for the proper disposal of environmentally harmful household substances and electronic waste.

For more information call: Los Angeles County Sanitation District at (800) 238-0172 or visit website at www.lacsd.org.

BEACH EVENT

2009 POLAR PLUNGE

Saturday, February 28, 2009
10:00 a.m.
Zuma Beach – Lifeguard Tower 9
29700 Pacific Coast Highway, Malibu

Participate in the Polar Plunge to benefit Special Olympics Southern California athletes. Brave men, women and children will jump into the 60 degree ocean to raise money, win rewards, and have a good time.

For more information call: Los Angeles County Sheriff's Department at (818) 878-1808 or the Los Angeles Police Department at (213) 485-5950 or visit website at www.zumapolarplunge.com.

SHK:ks



To enrich lives through effective and caring service



February 5, 2009

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Small Craft Harbor Commission

FROM: Santos H. Kreimann, Director

SUBJECT: **ITEM 5a – RECREATIONAL BOATING SLIP MIX – MARINA DEL REY**

At the request of the public, we have placed this item on the agenda for discussion. With a goal of establishing a policy regarding current and future dock replacement in Marina del Rey that is based on measurable historic trends and market data, we note the Department of Beaches and Harbors has already contracted with one of its harbor engineer consultants, Noble Consultants, Inc., to perform the following tasks:

- Obtain and review historic data on boat and berthing size trends for recreational power and sail boats during the past 30 to 50 years to the present.
- Review past and current guidelines for small craft berthing facilities with respect to boat slip clear widths and dock finger widths recommended for recreational power and sail boats for the past 30 to 50 years, using guidelines from the California Department of Boating and Waterways (DBAW) where available.
- Determine the existing slip makeup within Marina del Rey by slip length and average slip clear width by number and percentage, as well as finger dock width as compared to current DBAW standards.
- Forecast the required changes in these dimensions (slip length, slip clear width, finger dock width) for marinas to be replaced in Marina del Rey so as to meet current and future boating size demands.
- Based upon the findings from above, recommend the proper boat slip sizes for Marina del Rey and how these slip mixes should be distributed throughout the Marina. The new criteria will be used for reviewing proposed marina plans going forward.

The draft of this study will be shared with Marina del Rey boaters and lessees when it is available later this month to obtain additional input and comments. The study will then be finalized in the next four to six weeks.

SHK:PW:ks



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Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

February 5, 2009

TO: Small Craft Harbor Commission
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Director

SUBJECT: ITEM 5b – ADA DOCK COMPLIANCE IN MARINA DEL REY

At the request of the public, we have placed this item on the agenda for discussion. In response to past challenges that we have dedicated too many boat slips to Americans with Disabilities Act (ADA) compliance, we note we are committed to providing marina access to the disabled community and believe Department of Boating and Waterways (DBAW) guidelines require ADA-compliant slips at each individual anchorage, with the County's Building Code being even more stringent. Otherwise, we will respond to particulars to the extent we are able as they are presented at your Commission's meeting. With respect to assertions we are unable to comment on, we will return to your Commission at a later meeting with responses.

SHK:ks



To enrich lives through effective and caring service

February 5, 2009



TO: Small Craft Harbor Commission

Santos H. Kreimann
Director

FROM: Santos H. Kreimann, Director

Kerry Silverstrom
Chief Deputy

SUBJECT: **ITEM 6a - ONGOING ACTIVITIES REPORT**

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

At its January 27, 2009 meeting, the Board of Supervisors appointed Santos H. Kreimann the permanent Director of the Department of Beaches and Harbors.

Additionally, on January 27, the Board ordered approval of the Shores Apartment Project (Parcels 100/101), adopting the final findings and conditions as presented by County Counsel. This action followed from the Board's December 16, 2008 actions 1) certifying the final additional environmental analysis prepared for the Shores Apartment Project as in compliance with the California Environmental Quality Act (CEQA) and recertifying the Final Environmental Impact Report with the additional analysis; 2) indicating its intent to reapprove the project permits and variance; and 3) instructing County Counsel to prepare the necessary final findings and conditions for the Board's consideration.

Also at its January 27 meeting, the Board adopted a motion introduced by Chairman Don Knabe to oppose Governor Schwarzenegger's proposal to eliminate the California Department of Boating and Waterways, which opposition was conveyed in a letter to the Governor dated February 4, 2009 (attached).

At its December 16, 2008 meeting, the Board of Supervisors approved and authorized an additional six-month extension of the Option expiration to May 31, 2009 for the redevelopment and replacement project at Parcel 27R (Jamaica Bay Inn) and a four-year extension of the outside completion date to December 31, 2012 for replacement of the docks at Parcel 125R (Marina City Club).

Finally, the Board also on December 16, 2008 adopted a resolution authorizing the Los Angeles County Sheriff to accept a grant award of \$55,000 from the California Department of Boating and Waterways to assist with enforcing all boating regulations within the Marina's harbor and the waters of Santa Monica Bay.

REGIONAL PLANNING COMMISSION'S CALENDAR

There are no Marina del Rey matters scheduled for consideration by the Regional Planning Commission.

DREDGING UPDATE

In cooperation with our Department, the U.S. Army Corps of Engineers' dredging contractor finished constructing a temporary sand separation plant at Parking Lot #3 on Dockweiler Beach in December. The first approximate 1,000 cubic meters have been dredged, and the testing of this initial material after undergoing the separation process is occurring. Based upon test results, the plant will either proceed to dredge the remaining material for placement on the beach or the sand separation process will undergo refinement. It is anticipated the test results will be available within the next week or two.

VENICE PUMPING PLANT DUAL FORCE MAIN PROJECT UPDATE

As an update on the project, City of Los Angeles staff has agreed to delay presenting the Environmental Impact Report (EIR) to the full City Council for approval. The County has asked the City to revise and recirculate the EIR and is awaiting the City's response on this request. However, the City has contracted for preparation of a traffic study of the anticipated traffic impacts the project will have on both the Pacific Avenue and Via Marina alignments, which is anticipated to take eight weeks to complete.

REDEVELOPMENT PROJECT STATUS REPORT

The updated Marina del Rey Redevelopment Projects Description and Status of Regulatory/Proprietary Approvals report is attached.

UNLAWFUL DETAINER ACTIONS

For the month of January 2009, the Parcel 28 (Mariners Bay) lessee reported that it took action to evict four boat slip tenants for non-payment of rent. There were no unlawful detainer actions reported by others.

DESIGN CONTROL BOARD MINUTES

The minutes from the November and December 2008 Design Control Board meetings are attached.

SHK:PW:ks
Attachments



BOARD OF SUPERVISORS COUNTY OF LOS ANGELES

822 KENNETH HAHN HALL OF ADMINISTRATION / LOS ANGELES, CALIFORNIA 90012
Telephone (213) 974-4444 / FAX (213) 626-6941

MEMBERS OF THE BOARD

GLORIA MOLINA
MARK RIDLEY-THOMAS
ZEV YAROSLAVSKY
MICHAEL D. ANTONOVICH

DON KNABE

CHAIRMAN OF THE BOARD
SUPERVISOR, FOURTH DISTRICT

February 4, 2009

The Honorable Arnold Schwarzenegger
Governor, State of California
State Capitol Building
Sacramento, CA 95814

Dear Governor Schwarzenegger:

On behalf of the Los Angeles County Board of Supervisors, I am writing to convey the Board's opposition to the proposal to eliminate the California Department of Boating and Waterways (CDBW), which would affect recreational boating resources, coastal beaches, boating safety, education, and public access.

The California Department of Boating and Waterways promotes safe, recreational boating activities on waterways throughout California by providing training for local boating law enforcement agencies, educating the public about boating and boating safety, and making loans and grants for aquatic infrastructure facilities including marinas, boat launch ramps, and vessel sewage pump-out stations. In addition, CDBW contributes to preserving and protecting the California shoreline by co-sponsoring the construction of beach erosion control projects with local and Federal agencies and supporting important shoreline studies.

As a special fund agency, CDBW does not depend on appropriations from the State General Fund to finance its operation. The California Department of Boating and Waterways is primarily funded by its share of boating registration fees and gasoline tax on fuel used in vessels, and Federal funds which are used for boating and safety education programs and to finance construction of local vessel pump-out facilities.

The transfer of the functions, authorities, and responsibilities of CDBW to the California Department of Parks and Recreation, a State agency with its own priorities separate and apart from those of CDBW, may jeopardize important beach restoration functions, data collection and research activities, boating safety programs and boating infrastructure investments. The consolidation would have significant fiscal implications if CDBW resources are diverted to other agencies where it could be used for non-boating purposes and other unrelated activities.

The Honorable Arnold Schwarzenegger

February 4, 2009

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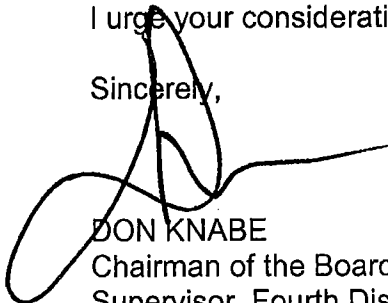
Over the years, CDBW has provided financial assistance to the County Department of Beaches and Harbors for both coastal and boating infrastructure needs through grants and loans for projects such as: \$1.25 million as a contribution for the U.S. Army Corps of Engineers Coast of California Study; \$250,000 to reconstruct the boat launch facility at Cabrillo Beach; \$649,000 to reconstruct the boat launch facility in Marina del Rey; and a \$23.5 million loan for the maintenance of the Marina del Rey Seawall. Should the merger limit the availability of funding for boating and coastal issues, future County projects such as these and other important statewide boating infrastructure improvements could be severely hampered.

Finally, CDBW's safety programs save lives. Boating accidents are the second largest type of transportation accident in the nation, surpassed only by automobile accidents. The California Department of Boating and Waterways has an aggressive safety outreach program that provides direct financial support for law enforcement boating activities. In 2008 alone, the County Sheriff's Department secured \$115,000 in funds to enforce all boating regulations in the Marina del Rey harbor and Santa Monica Bay waters, as well as to purchase boat and scuba diving equipment to carry out boating safety and enforcement responsibilities. Similarly, the County's Fire Department Lifeguard Division receives over \$2 million annually from CDBW for its rescue boat operations, safety training, and boat engine replacements and equipment.

The California Department of Boating and Waterways has efficiently carried out its many duties and administered millions of dollars in grants and loans to improve access to the water for recreational boating and to ensure that boating is as safe as possible. Therefore, it is vital that CDBW remains a separate entity to continue to provide safe and convenient public access to California's waterways.

I urge your consideration of this important request. Thank you very much.

Sincerely,

A handwritten signature in black ink, appearing to read 'DON KNABE', with a large, stylized flourish extending to the left.

DON KNABE
Chairman of the Board
Supervisor, Fourth District
County of Los Angeles

Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of January 12, 2009

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
1	42/43 -- Marina del Rey Hotel/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* Complete renovation and dock replacement	No changes	Proprietary -- Term sheet under negotiation Regulatory -- To be determined	
2	44 -- Pier 44	Michael Pashalic/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,090 sq ft visitor serving commercial space 143 slips + 5 end ties and 234 dry storage spaces	Massing -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 63'5" tall, 771.5 linear feet view corridor proposed (239.73 required) Parking -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- Term sheet under negotiation Regulatory -- Initial DCB review during the October 2008 meeting. Item was continued and is pending a second review	
3	52/GG -- Boat Central/ Pacifica Marina Development	Jeff Pearce	* 367-vessel dry stack storage facility * 30-vessel mast up storage space * Sheriff boatwright facility	Massing -- 70' high boat storage building partially over water and parking with view corridor Parking -- All parking required of the project to be located on site, public parking to be replaced on Parcel 56	Proprietary -- Term sheet approved by BOS on July 2006; SCHC approved Option March 2007; BOS approved Option May 2007 Regulatory -- DCB, on May 2007 (continued from March 2007 meeting; April meeting cancelled) DISAPPROVED project. Regional Planning application filed December 2008.	LCP amendment to allow proposed use and to transfer Public Facility use to another parcel
4	55/56/W -- Fisherman's Village/ Gold Coast	Michael Pashalic/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	Massing -- Nine mixed use hotel/visitor-serving commercial/retail structures (eight are 1 or 2-story and one 60' tall hotel over ground floor retail/ restaurant), parking structure with view corridor Parking -- All parking required of the project to be located on site; must include parking for adjacent Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52	Proprietary --Lease documents approved by BOS December 2005 Regulatory -- DCB hearing May 2006, item continued; approved in concept July 2006. Regional Planning application filed May 2007	Shared parking analysis
5	64 -- Villa Venetia/ Lyon Capital	Frank Suryan/ Mark Kelly	* 479-unit residential complex (includes 263 apartments and 216 condominium units) * 3,000 square-foot accessory retail space * 18-slip marina with water taxi slip * 28 foot-wide waterfront promenade and parkette	Massing -- Three buildings, two that are 140' tall, consisting of 11-12 floors of residential and 2 above-ground parking levels, and the third that is 84' tall, consisting of 6 floors over raised podium and plaza level with expansive covered parking Parking -- All parking required of the project to be located on site	Proprietary -- Term sheet approved by BOS August 2008 Regulatory -- DCB conceptual approval October 2006; Regional Planning application filed December 2006	
6	1 -- Marina del Rey Landing/ Harbor Real Estate	Greg Schem	* New fuel dock facility with high-speed pumps and automatic payment * 3,300 square-foot dock mar and restrooms * New marina with 10 slips and transient berths * Public promenade and public view decks	Massing -- 1-story structure on the dock and on landside, each 19' tall Parking -- All parking required of the project to be located on site	Proprietary -- Lease documents approved by BOS May 2006 Regulatory -- DCB conceptual approval May 2007; DCB approved final design with conditions August 2008; Regional Planning Commission approved CDP and CUP on May 14, 2008. CCC approved waterside improvements March 2008.	
7	7 -- Tahiti Marina	Kamran Hakim	* Building refurbishment and relocating landside boating facilities * Docks will be reconstructed	Parking -- Possible slight reduction of parking due to relocation of landside boating facilities. Impact is currently unknown.	Proprietary -- Term sheet under negotiation Regulatory -- DCB submittal anticipated for the April 2009 meeting	
8	8 -- Bay Club / Decon Properties	David Nagel	* Building refurbishment, no new construction * Docks will be reconstructed	No changes	Proprietary -- Term sheet approved by BOS August 2008 Regulatory -- DCB continued from July 2008 and approved concept August 2008. Site Plan Review application filed with DRP on 12/4/08	
9	10/FF -- Neptune Marina/ Legacy Partners	Sean McEachern	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	Massing -- Four 55' tall clustered 4-story residential buildings over parking with view corridor Parking -- 103 public parking spaces to be replaced off site	Proprietary -- Term sheet approved by BOS August 2004; lease documents approved by BOS August 2008 Regulatory -- DCB approval in concept June 2006; Regional Planning application filed November 2006; RP Commission heard the matter on 10/29/08 and continued the item.	LCP amendment to allow apartments on Parcel FF Parking permit to allow 103 replacement public parking spaces off site Replacement of Parcel FF open space
10	9 -- Woodfin Suite Hotel and Vacation Ownership/ Woodfin Hotels	Jack Ills	* 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites) 5-story, 332-stall parking structure * New public transient docks * 28 foot-wide waterfront promenade * Wetland park	Massing -- 19-story hotel with 5-story parking structure, 225' tall, on northern half of parcel with view corridor and wetland park on southern half Parking -- All parking required of the project to be located on site	Proprietary -- Term Sheet approved by BOS February 2007 Regulatory -- DCB initial hearing May 2006, item continued; approved in concept June 2006; Regional Planning application filed November 2006; RP Commission heard the matter on 10/29/08 and continued the item.	Timeshare component Wetland
11	100/101 -- The Shores/ Del Rey Shores	Jerry Epstein/ David Levine	* 544-unit apartment complex * 10 new public parking spaces	Massing -- Twelve 73' tall 5-story residential buildings Parking -- All parking required of the project to be located on site plus 10 public beach parking spaces	Proprietary -- Lease extension Option approved by BOS December 2006 Regulatory -- Regional Planning approval June 2006; BOS heard appeal February 2006; continued to March 2007 where project was approved. Per court order, EIR being redone as to grading, on 12/16/08 BOS approved EIR	
12	95/LLS -- Marina West Shopping Center/ Gold Coast	Michael Pashalic/ David Taban	* 72-unit apartment complex * 10,000 square-foot restaurant * 22,400 square-foot commercial space * Gateway parkette on Parcel LLS	Massing -- One 42' tall retail building, three 60' tall mixed-use residential/retail buildings and parkette Parking -- All parking required of the project to be located on site	Proprietary -- Term Sheet approved by BOS October 2007 Regulatory -- DCB initial hearing May 2006; item then on June, July, and September agenda; conceptual approval granted November 2006	
13	145 -- Marina International Hotel/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* Complete renovation	No changes	Proprietary -- Term sheet under negotiation Regulatory -- DCB initial hearing November 2008, item continued and will be on January 2009 agenda	
14	OT -- Admiralty Courts/ Goldreich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 114-unit senior retirement facility * 5,000 square feet of retail space * Replacement public parking both on and off site * Public accessway from Washington to Admiralty	Massing -- One 5-story residential (senior) building over ground-floor retail and parking, 65' tall Parking -- All required project parking to be located on site; 92 public parking spaces to remain on site, 94 public parking spaces to be replaced off site near Marina Beach	Proprietary -- Lease documents approved by BOS July 2008. Regulatory -- DCB conceptual approval August 2005; Regional Planning application filed May 2006	LCP amendment to allow proposed use Parking permit for senior retirement facility Parking permit to allow some replacement public parking off site
15	33/NR -- The Waterfront	Ed Craker/Derek Jones	* 292 apartments * 32,400 square-foot restaurant/retail space * Rooftop observation deck * Replacement public parking both on and off site	Massing -- Three 5-story mixed use residential/retail buildings (two 44' tall and one 61' tall) with view corridor Parking -- All required project parking to be located on site; 69 public parking spaces to be replaced on site.	Proprietary -- Lease documents in process and economic terms being negotiated Regulatory -- DCB concept approval August 2004; revised project to DCB on August 2008, then December 2008 where it was continued	LCP amendment to allow proposed use Parking permit to allow some replacement public parking off site
16	27 -- Jamaica Bay Inn/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* 69 additional hotel rooms * Renovate balance of property * Marina Beach Promenade	Massing -- 4-story, 45' tall, hotel expansion with view corridor Parking -- All parking required of the project to be located on site	Proprietary -- Lease documents approved by BOS May 2006 Regulatory -- DCB conceptual approval obtained October 2005 and final design approval August 2008; Regional Planning application filed December 2005 and Commission approved August 2007. Plancheck application filed	
17	IR -- Marriott Residence Inn/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* 147-room hotel * Replacement of public parking both on and off site * Marina Beach Promenade	Massing -- Two hotel buildings above parking, 45' tall, with view corridor Parking -- 197 public parking spaces to remain on site, 20 or 89 public parking spaces to be replaced off site depending on intersection project	Proprietary -- Lease documents approved by BOS Oct 2006 Regulatory -- DCB approved in concept February 2006; Regional Planning application in preparation	LCP amendment to allow proposed use Parking permit to allow some replacement public parking off site
18	21 -- Holiday Harbor Courts/ Goldreich & Kest Industries	Jona Goldrich/ Sherman Gardner	Phase I * 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marina office) * 92-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza Phase 2 (Parcel C) * Westernmost portion of land to revert to County for public parking	Massing -- One 56' tall commercial building with view corridor Parking -- All parking required of the project to be located on site, including 94 replacement spaces from OT and Parcel 20 boater parking	Phase I Proprietary -- Lease documents approved by BOS July 2008 Regulatory -- DCB conceptual approval obtained August 2005; Regional Planning application (lanside) filed September 2006 Phase 2 (Parcel C) DCB hearing March and April 2006, item continued	CDP for landside from Regional Planning CDP for waterside from Coastal Commission Parcel 20 CDP amendment from Regional Planning to transfer Parcel 20 Phase 2 (6,025 sq yacht club, 2,300 sq office space, 231 parking spaces) to Parcel 21
19	19 -- Administration Building/ Department of Beaches and Harbors (Alternate sites being considered)	N/A	* 26,000 square-foot County administration building	Massing -- One 56' tall building consisting of 2 floors office space over 3 parking levels Parking -- All parking required of the project to be located on site	Proprietary -- Lease documents in process with Parcel 20 lessee for parcel reversion Regulatory -- DCB agenda May 2006 and November 2006; DCB workshop held January 2007	See item #2 above



To enrich lives through effective and caring service



Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

**MINUTES
OF
MARINA DEL REY
DESIGN CONTROL BOARD**

November 20, 2008, 2:00 p.m.

**Department of Beaches and Harbors
Burton Chace Park
Community Building – 13650 Mindanao Way
Marina del Rey, CA 90292**

Members Present:	Susan Cloke, Chair, First District Peter Phinney, A.I.A., Vice-Chair, Fourth District David Abelar, Second District
Members Absent:	Tony Wong, P.E., Fifth District Simon Pastucha, Third District
Department Staff Present:	Charlotte Miyamoto, Planning Division Chief Ismael Lopez, Planner Teresa Young, Secretary
County Staff Present:	Tom Faughnan, Principal Deputy County Counsel Michael Tripp, Department of Regional Planning
Guests Testifying:	Thomas W. Henry, Pacific Hotel Company Michael Kollin, Kollin Altomare Architects Michael Brown, Kollin Altomare Architects Nancy Vernon Marino, MdR Resident Tim Riley, MdR Lessees Association

1. **Call to Order, Action on Absences and Pledge of Allegiance**

Ms. Cloke called the meeting to order at 2:12 p.m. Mr. Phinney led the Pledge of Allegiance

Mr. Pastucha and Mr. Wong were excused from the Design Control Board meeting

Ms. Cloke called for a moment of silence in memory of Mr. Richard M. Bobb, a friend of Mr. Pastucha

2. **Approval of Minutes**

September 11, 2008 minutes approved

October 23, 2008 approved with modifications

3. **Design Control Board Reviews**

A. **Parcel 22 - The Cheesecake Factory - DCB #08-016**

Approval of the record of the DCB October 23, 2008 action for approval of patio improvements and after-the-fact exterior modifications

Ms. Cloke noted the Department should check the condition of the umbrellas and awning and asked if the Board had discussed night lighting hours

Ms. Miyamoto responded that a discussion regarding lighting had taken place after the meeting with Mr. Kreimann, but not during the DCB meeting

Ms. Cloke stated that lighting is under the Board's purview and advised staff to ensure the submittal was consistent with the DCB's minimal lighting standards

Mr. Phinney (Abelar) moved to approve DCB #08-016 {Unanimous consent}

B. **Parcel 12 - Esprit I - DCB #08-017**

Approval of the record of the DCB October 23, 2008 action for conditional approval of new directional and lease office signage

Mr. Phinney (Abelar) moved to approve DCB #08-017 with conditions as revised {Unanimous consent}

4. **Consent Agenda**

None

5. **Old Business**

None

6. **New Business**

A.Parcel 145 - Marina International Hotel - DCB #08-018

Consideration of hotel building renovations

Mr. Henry gave the project overview

Public Comments

None

Board Comments

Ms. Cloke asked Mr. Henry to discuss the colors and materials proposed

Mr. Henry noted that existing conditions consisted of a multitude of textures and colors and added that objective of the new design was to use fewer materials, thus complimenting and contemporizing the overall design. He noted that window designs had also been improved with new materials and colors

Ms. Cloke asked about storm water management and onsite infiltration

Mr. Henry stated that site was completely developed and that existing hard surfaces would remain. He added the site had an underground parking garage covering the entire lot area, which reduced potential options for infiltration and storm water management

Ms. Cloke said that paving materials and planting areas are encouraged as infiltration devices. She asked the Applicant to consider infiltration materials that will not be impacted by the underground parking

Ms. Pakshong stated the site plan included limited perimeter planter areas but added that surface materials could be used to address her infiltration concerns. She also noted that native grass and tree species planned for landscaped areas would be drought tolerant species

Mr. Phinney commented on the design potential related to the proposed cabanas and noted the Applicant will need to return post-entitlement with hardscape materials for courtyards, pool deck materials, lighting and landscape. He added that minimal exterior improvement and detail would possibly reduce potential quality of materials used and, most importantly, the overall character of the site. He encouraged the Architect to seek a design that portrayed more than just surface improvements. He also noted that more attention was needed inside the complex and not so much of a generic design on the exterior of the property, adding that the color palette needed another color to improve the overall design. He encouraged the exterior dining areas be improved to properly display the restaurant's potential

Mr. Abelar stated that a more varied color palette was needed and asked if parking would be a problem resulting from the improvements. He also asked if lighting and signage would be part of the post-entitlement submittal

Mr. Henry answered the number of rooms would be reduced to 125 from 132 and that parking availability was in compliance with the parking requirements. He stated that some cottages were internally modified enough to reduce the overall number and added that the exterior architecture would be maintained, except for the roof and courtyard areas. Mr. Henry noted the hotel would be renamed "Del Rey Hotel" and that a signage submittal would be provided at a later date

Ms. Cloke discussed the overall improvements needed as recommended by the Board, and advised the Applicant to improve the architectural feel of the project to meet the mid-century design proposed. She added that lighting would need to be discussed at a later date and that redesigning the interior courtyard was recommended to truly provide an improved Marina-like environment for guests. She also encouraged an area be proposed for bike racks at this point of the entitlement process

**Cloke (Phinney) moved to continue DCB #08-018 until the January 2009 meeting
{Unanimous Consent}**

7. Staff Reports

**A. Temporary Permits Issued by Department
Received**

B. Ongoing Activities

Ms. Miyamoto noted that a Special Meeting was set for December 11, 2008 to discuss the Revised MdR Design Guidelines, which reflect the Board's comments from the August meeting and public input. She also noted the updated version would be posted by the Thanksgiving Holiday and that Board copies would be mailed on November 26, 2008

Mr. Phinney recommended the Department advice Regional Planning of the upcoming Special Meeting to discuss the Design Guidelines

Ms. Miyamoto said the information would be passed down to Regional Planning and asked Mr. Tripp if he could notify his division

Mr. Tripp said he would notify his division

**C. Special Events
Received**

D. Marina del Rey Mole Road Signs

Ms. Miyamoto stated staff had graphics with existing and proposed conditions to be presented for Board consideration and proceeded with the overview of the mole road tenant identification package

Ms. Cloke asked for clarification on existing symbols and height from top and bottom of signs to grade level

Ms. Miyamoto described the type of symbols in each sign and noted the signs were about 10 ft long, but said that measurements from grade to top and bottom of sign would have to be researched, adding that they are approximately 15 ft and 5 ft to top and bottom of sign, respectively, from grade. She also noted the existing poles would not be increased in height and said the Panay Way sign would be the only sign with a possible 2-foot extension

Mr. Abelar noted there could be potential view impacts coming in and out of the mole road

Ms. Miyamoto agreed and stated the Department would have to research the sign option further in search of applicable view restrictions

Ms. Cloke discussed the importance of a consistent mole road sign report in order to provide the proper information within each mole road to the public. She also suggested reconfiguring the mole road sign information to fit the new tenant identification without extending the sign face

Ms. Miyamoto said the Department would look into the Board's comments

Ms. Cloke recommended the Department have a plan for possible tenant name changes on each applicable mole road sign and suggested the information be available as a comprehensive sign package

Ms. Miyamoto said that modifications could be made to the sign wording if tenant description was combined for a more compact design, thus maintaining the existing sign face dimensions

Mr. Phinney commented the presentation was a good start and that additional mole road information may need to be researched further to consider all parking areas and clear lettering for public to read easily

Mr. Abelar suggested combining the tenants with apartments and marinas in one group in order to fit more information within each mole road

Public Comment

Ms. Moreno stated the signs should provide applicable basin and dock number information within each mole road

8. Public Comments

Ms. Marino commented about the Regional Planning Commissions Hearing for Parcels 9, FF and 10. She noted the project was continued from the October 29, 2008 meeting, which will require LCP Amendments

Mr. Riley discussed the results of the Venice Dual Force Main Project presented to the City of Los Angeles Public Works Committee. He noted that residents of MdR spoke in opposition to the Via Marina alignment and supported the Beach alternative instead

Marina del Rey Design Control Board

November 20, 2008

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Ms. Cloke asked if a final decision was made and asked for the Lessees Association's position on this matter

Mr. Riley said the project was continued to December 3, 2008. He added that the Association opposed the Via Marina alignment because it would severely impact Marina residents, boat slip owners and businesses

9. Adjournment
Meeting adjourned at 3:41 p.m.

Respectfully submitted,

Teresa Young

Secretary for the Design Control Board



To enrich lives through effective and caring service



Santos H. Kreimann
Acting Director
Kerry Silverstrom
Chief Deputy

**MINUTES
OF
MARINA DEL REY
DESIGN CONTROL BOARD**

December 18, 2008, 2:00 p.m.

**Department of Beaches and Harbors
Burton Chace Park
Community Building – 13650 Mindanao Way
Marina del Rey, CA 90292**

Members Present: Susan Cloke, Chair, First District
Peter Phinney, A.I.A., Vice-Chair, Fourth District
Tony Wong, P.E., Fifth District
David Abelar, Second District

Absent Member: Simon Pastucha, Third District

Department Staff Present: Santos H. Kreimann, Acting Director
Charlotte Miyamoto, Planning Division Chief
Ismael Lopez, Planner
Teresa Young, Secretary

County Staff Present: Tom Faughnan, Principal Deputy County Counsel
Michael Tripp, Department of Regional Planning

Guests Testifying: Derek Jones, EMC Development
Afsaneh Riahi, Nadel Architects
Barry Fisher, Fleuhman & Fisher
Nancy Vernon Marino, MdR Resident
Steven Cho, Marina del Rey Outrigger Canoe Club
John Nahas, LA Mariner Company
Aaron Clark, Armbruster & Goldsmith, LLP
Dale Yonkin, Nadel Architects
Patricia Younis, The Bridge Group
Gordon Armstrong, Marina Outriggers Club
Jill Peterson, Pacific Ocean Management, LLC
Keith Gurnee, RRM Design

Marina del Rey Design Control Board

December 18, 2008

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1. Call to Order, Action on Absences and Pledge of Allegiance

Ms. Cloke called the meeting to order at 2:05 p.m. Mr. Abelar led the Pledge of Allegiance

2. Approval of Minutes

Mr. Phinney (Cloke) moved to approve the November 20, 2008 minutes {Unanimous consent}

3. Design Control Board Reviews

None

4. Consent Agenda

No Items

5. Old Business (Taken out of Agenda order)

B. Parcels 33/NR – The Waterfront Marina del Rey – DCB #04-016-B

Further consideration of the mixed-use redevelopment project

Mr. Jones and Ms. Riahi presented the proposed project

Public Comments

Mr. Fisher spoke about the Marina Beach Master Plan, conducting an environmental analysis, and said that day meetings did not allow maximum public attendance

Ms. Vernon-Marino spoke about consistency with the LCP Amendment

Mr. Nahas asked if the project had been filed with Regional Planning and noted that commercial uses were driving boating and public parking away from MdR

Mr. Cho spoke about the project impact to public parking

Mr. Armstrong spoke about public outreach and parking

Ms. Peterson spoke about project height and impact to the Villa Apartments

(Mr. Wong was excused from the meeting)

Board Comments

Ms. Cloke asked Mr. Tripp to list all variances or amendments required for the proposed project

Mr. Tripp said he anticipated a plan amendment to include mix use overlay zones over Parcels 33 and NR, rezoning NR from public parking to visitor-serving commercial and height category change from II to III on Parcel 33, to allow residential uses and building height up to 75 feet. where currently a 45 foot height restriction applies. He added that a development credit transfer from other development zones would be required to allow the proposed number of residential units. He noted that public parking will not be replaced onsite, which requires an

amendment, and added that a variance would be required for the lack of a 10-foot setback from the 28-foot pedestrian promenade

Mr. Abelar asked if staff had a parking analysis of the Marina from 2004 through 2005

Ms. Miyamoto said that data from 2005 and 2007 was available and that a study for 2008 had just been completed, which indicated that 69 parking spaces, as proposed, would accommodate current public parking needs

Mr. Kreimann said the survey included parking available within the entire Marina and added that Parcel NR had a large supply of public parking not being used. He noted that 69 spaces would satisfy demand at peak hours during the day and that additional parking was available at Parcel 21 and IR, both adjacent to Marina Beach. Mr. Kreimann stated that parking surveys will continue until the summer season to consider the year long public parking demand at Marina del Rey

Mr. Cloke asked if the Department surveyed the parking needs by reviewing the metered parking lot revenues or by sending staff to analyze parking in person. She added that some boaters parked in adjacent restaurant parking areas instead of the public parking lots available

Mr. Kreimann answered that staff conducted studies by sending staff to analyze the parking lots in person and by reviewing the paid parking meters. He added that the Chace Park Project will include a boat house which will lessen the need for paddlers to go to Marina Beach, thereby requiring less beach parking

Mr. Abelar noted Ms. Peterson's remarks about blocked harbor views imposed on Parcel 140, Villa Apartments across the street, and asked if it was an issue for consideration

Mr. Kreimann responded that issues related to views were considered during the request for proposal phase and noted that the Department supports the project. He also suggested that the current project was much more considerate of the regulations and Marina del Rey than the previously DCB-approved design

Ms. Cloke asked members of the recreational boating clubs to speak about membership, costs, hours of operation, and equipment location

Mr. Cho said the Outrigger Canoe Club consisted of 125 plus associate members and noted the cost was three hundred dollars a year, which allows members to paddle all year long, six days a week, with women paddling on Monday, Wednesday and Saturday, and men on Tuesday, Thursday, Saturday and Sunday, adding that around 50 canoes are located on site at the Marina Beach

Mr. Fisher said the LA Rowing Club had 120 members, with a three-hundred sixty dollar membership cost, a seven-day schedule with varying use hours during the day, and added that equipment was also located on site at Marina Beach

Mr. Jones discussed the parking location for each pertinent use, both at grade and underground

Mr. Phinney asked how the parking designations for each use would be enforced

Ms. Riahi replied that designated areas would be labeled for each use and noted that boating clubs could have parking cards to access public parking areas within the compound

Mr. Phinney asked for the pedestrian access along Palawan Way to be aligned with the Marina Beach promenade, according to the Marina Beach Master Plan. He suggested pushing Building A north toward the FantaSea Yacht Club, which would open the corner for parking and view corridor adjacent to Marina Beach. He added that more playful architectural detail consistent with MdR be pursued

Mr. Jones noted the site had a utility easement along the north end of the property and added the project currently proposed a view corridor along Admiralty and Palawan Way. He also noted that development would likely occur in phases to provide sufficient parking at all times

Ms. Cloke asked Mr. Jones how long the project had been in the process

Mr. Jones said the RFP was awarded to EMC Development in 2003 and received an approval in concept from the DCB in August 2004 with the same number of units

Ms. Cloke asked if there was flexibility in the negotiation of the project on behalf of the County to allow additional modification as noted by the Board, considering the project has been in the process since 2003

Mr. Kreimann stated the project had been in negotiation during the past three years and noted the affordable housing component significantly delayed the process. He added the project had yet to return to the Board of Supervisors to re-negotiate additional business points not considered in 2004

Mr. Phinney noted that feedback had been provided for the Applicant to consider about the Board's concerns

Mr. Phinney (Abelar) moved to continue DCB #04-016-B {Unanimous consent}

A. Marina Design Guidelines – Briefing by Keith Gurnee, RRM Design

Mr. Gurnee gave the project overview

Public Comments

Ms. Eunice stated that all marinas to be redeveloped should have pump-out stations

Mr. Clark spoke about access restrictions along the water adjacent to the boat yards.

Mr. Gurnee noted the Waterfront section of the Guidelines shows a waterfront path going along Fiji, which represented an extension of a future walkway along the bulkhead. He added the infeasibility provision of the guidelines where written precisely for that type of issue

Board Comments

Ms. Cloke said the Guidelines still had language inconsistencies and asked that pump-out stations be included. She also stated the Guidelines need a complete tree and street identity index before they could be approved. She asked that staff provide Mr. Gurnee the information necessary to complete the Guidelines

Ms. Cloke (Phinney) moved to continue the Guidelines to the next meeting to allow all updates to take effect. {Unanimous consent}

6. New Business

None

7. Staff Reports

A. Temporary permanents

Received and filed

Public Comments

Ms. Moreno stated she disagreed with the Department's approval of the Esprit temporary sign placed on the Marquesas Way mole road sign.

B. Ongoing Activities Report

Received and filed

C. Marina del Rey and Beach Special Events

Received and filed

D. Proposed 2009 Design Control Board Meeting Schedule

Ms. Cloke asked Mr. Kreimann to discuss the financial hardship that would restrict the meetings to daytime only

Mr. Kreimann stated the Department had to find ways to reduce expenses to stay within the budget and it was suggested that DCB meetings be held during daytime hours to reduce the number of overtime cost and related expenses. He noted the importance of night meetings to allow members of the public to speak on redevelopment projects, but added that meetings could certainly be moved to a night meeting to allow large project hearings after they are filed with the Department.

Public Comments

Mr. Nash spoke about access and limitations to public meetings

Ms. Moreno spoke about access to meetings and how the DCB listens to the public

Board Comments

Mr. Phinney expressed his thoughts on night meetings, adding that the current alternating day and night meeting schedule worked well as a new concept. He advised staff that cost analysis were welcome to compare costs between day and night meetings, adding that unless the difference resulted in a significant amount, he would prefer to keep alternating monthly meetings to allow for more public participation

Mr. Kreimann responded that the Department looked into a schedule in which night meetings were changed to day meetings if no large development projects were proposed, but noted the review period would be shortened by one week because day meetings were scheduled on the third Thursday of the month, rather than the fourth, as night meetings were

Ms. Cloke suggested the Department look into the actual cost difference and perhaps adding the cost to application fees. She added that a master calendar for the year should be available to schedule certain projects as needed during day or night meetings

Mr. Kreimann agreed and stated the Department will return next month with an updated report on the issue, as well as possibly holding meetings on the fourth Thursday of the month

(Mr. Abelar was excused from the meeting at 5:55 pm)

8. Public Comments

Ms. Moreno spoke about the Marquesas Mole Road Sign of the Esprit Apartments, the need to have better communication with Regional Planning, the LCP Periodic Review, and fireworks

9. Adjournment

Meeting adjourned at 6:05 p.m.

Respectfully submitted,

Teresa Young
Secretary for the Design Control Board